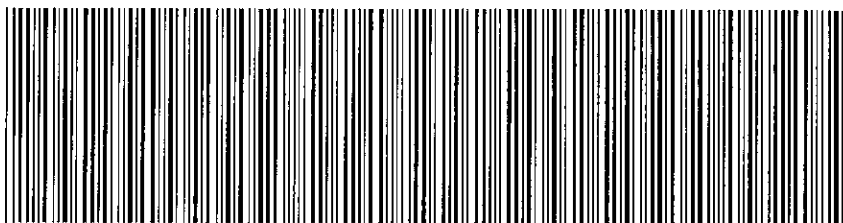


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.


2016122300674001001E3276
RECORDING AND ENDORSEMENT COVER PAGE
PAGE 1 OF 5
Document ID: 2016122300674001
Document Date: 12-23-2016
Preparation Date: 12-23-2016
Document Type: DEED
Document Page Count: 3
PRESENTER:

BORIS ZEOROV
75-63 187 STREET
FRESH MEADOWS, NY 11366

RETURN TO:

BORIS ZEOROV
75-63 187 STREET
FRESH MEADOWS, NY 11366

Borough		Block Lot		PROPERTY DATA	
		Unit	Address		
QUBENS		7203 31	Entire Lot	75-60 187 STREET	
Property Type: DWELLING ONLY - 2 FAMILY					

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES
GRANTOR/SELLER:

RAMIRO A. CARDENAS
75-60 187 STREET
FRESH MEADOWS, NY 11366

GRANTEE/BUYER:

RAMIRO A. CARDENAS
75-60 187 STREET
FRESH MEADOWS, NY 11366

☒ Additional Parties Listed on Continuation Page

FEES AND TAXES
Mortgage :

Mortgage Amount: \$ 0.00

Taxable Mortgage Amount: \$ 0.00

Exemption:

TAXES: County (Basic): \$ 0.00

City (Additional): \$ 0.00

Spec (Additional): \$ 0.00

TASF: \$ 0.00

MTA: \$ 0.00

NYCTA: \$ 0.00

Additional MRT: \$ 0.00

TOTAL: \$ 0.00

Recording Fee: \$ 52.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 125.00

NYC Real Property Transfer Tax:

\$ 0.00

NYS Real Estate Transfer Tax:

\$ 0.00

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK

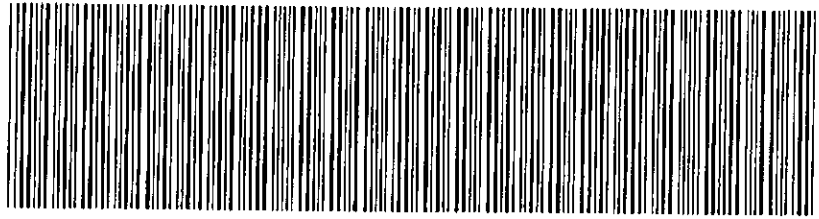
Recorded/Filed 01-04-2017 15:17

City Register File No.(CRFN):

2017000004039


City Register Official Signature

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2016122300674001001C30F6

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 5

Document ID: 2016122300674001

Document Date: 12-23-2016

Preparation Date: 12-23-2016

Document Type: DEED

PARTIES

GRANTOR/SELLER:

AMPARO RUIZ
75-60 187 STREET
FRESH MEADOWS, NY 11366

PARTIES

GRANTEE/BUYER:

AMPARO RUIZ
75-60 187 STREET
FRESH MEADOWS, NY 11366

GRANTEE/BUYER:

BORIS ZEOROV
75-63 187 STREET
FRESH MEADOWS, NY 11366

Bargain and Sale Deed, with Covenants against Grantor's Acts - Individual or Corporation.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 23rd day of December, 2016

BETWEEN

RAMIRO A. CARDENAS and AMPARO J. RUIZ, having an address at 75-60 187TH Street, Fresh Meadows, New York 11366, party of the first part,

and

RAMIRO A. CARDENAS and AMPARO J. RUIZ, jointly having an undivided fifty percent (50%) interest in the premises, having an address at 75-60 187TH Street, Fresh Meadows, New York 11366 and BORIS ZEOROV, as to an undivided fifty percent (50%) interest in the premises, having an address at 75-63 187TH Street, Fresh Meadows, New York 11366, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Premises known as:

75-60 187TH STREET
FRESH MEADOWS, NEW YORK 11366
BLOCK: 7203 LOT: 31

SEE SCHEDULE A HERETO ANNEXED AND MADE PART HEREOF

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF

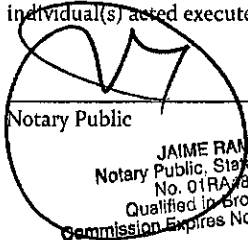
Grantor:

RAMIRO A. CARDENAS

AMPARO J. RUIZ

STATE OF NEW YORK :
 : ss.:
COUNTY OF THE BRONX :

On the 23rd day of December, 2016 before me, the undersigned, personally appeared **RAMIRO A. CARDENAS and AMPARO J. RUIZ**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument.

Notary Public
JAIME RAMIREZ
Notary Public, State of New York
No. 01RA/818140
Qualified in Bronx County
Commission Expires November 30, 2017

SEAL

BARGAIN AND SALE DEED WITH COVENANTS

Grantor: **RAMIRO A. CARDENAS and AMPARO J. RUIZ**

TO

Grantee: **RAMIRO A. CARDENAS, AMPARO J. RUIZ and BORIS ZEOROV**

ADDRESS: 75-60 187TH STREET, FRESH MEADOWS, NEW YORK 11366

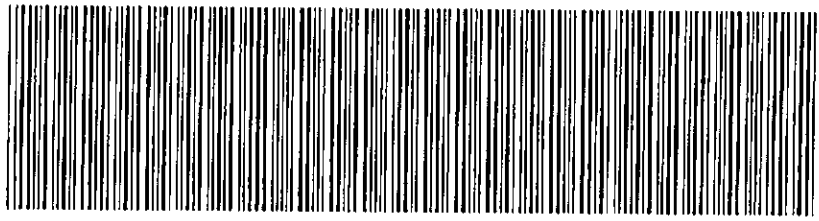
BLOCK: 7203

LOT: 31

COUNTY: QUEENS

Record and Return to:

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**



2016122300674001001SFCF7

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016122300674001

Document Date: 12-23-2016

Preparation Date: 12-23-2016

Document Type: DEED

ASSOCIATED TAX FORM ID: 2016122200423

SUPPORTING DOCUMENTS SUBMITTED:

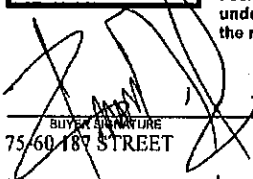
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT
SMOKE DETECTOR AFFIDAVIT

Page Count

1

4

1

CERTIFICATION		I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.	
			
BUYER		BUYER'S ATTORNEY	
DATE		DATE	
12/23/2016		12/23/2016	
BUYER SIGNATURE		LAST NAME	
75-60 187 STREET		FIRST NAME	
STREET NUMBER		STREET NAME (AFTER SALE)	
FRESH MEADOWS		AREA CODE	
NY		TELEPHONE NUMBER	
11366		SELLER	
CITY OR TOWN		STATE	
12/23/2016		12/23/2016	
ZIP CODE		SELLER SIGNATURE	
RC		DATE	

2016122200423201

Form RP-5217 NYC

ATTACHMENT

Grantee (Buyer)

ZEOROV

LAST NAME / COMPANY

Grantor (Seller)

BORIS

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

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Grantee (Buyer)

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LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

Grantee (Buyer)

FIRST NAME

LAST NAME / COMPANY

Grantor (Seller)

FIRST NAME

LAST NAME / COMPANY

FIRST NAME

201612220042320102

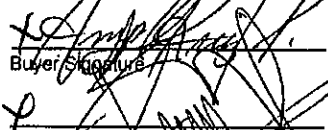


Form RP-5217 NYC

ATTACHMENT

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYERS

 12/23/2016 RC
 Buyer Signature Date DR
 12/23/2016
 Buyer Signature Date
 12/23/2016
 Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

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Buyer Signature Date

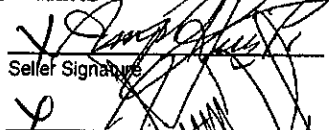
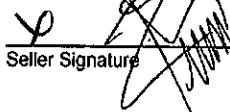
Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

Buyer Signature Date

SELLERS

 12/23/2016 RC
 Seller Signature Date
 12/23/2016 AN
 Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

Seller Signature Date

2016122200423201

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York)
County of Bronx) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

75-60 187 STREET

Street Address

Unit/Apt.

QUEENS

New York,

7203

31

(the "Premises");

Borough

Block

Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Ramiro A. Cardenas & Amparo J. Ruiz

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me
this 23rd date of December 20 16

JAIME RAMIREZ
Notary Public, State of New York
No. 01RA4818140
Qualified in Bronx County

Commission Expires November 30, 20 18

Ramiro A. Cardenas, Amparo J. Ruiz & Boris Zecorov

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me
this 23rd date of December 20 16

JAIME RAMIREZ
Notary Public, State of New York
No. 01RA4818140
Qualified in Bronx County

Commission Expires November 30, 20 18

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
 Department of Environmental Protection
 Bureau of Customer Services
 59-17 Junction Boulevard
 Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: QUEENS BLOCK: 7203 LOT: 31
- (2) Property Address: 75-60 187 STREET, QUEENS, NY 11366
- (3) Owner's Name: CARDENAS, RAMIRO A
 Additional Name: RUIZ, AMPARO

Affirmation:

☒ Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: [Signature] Date (mm/dd/yyyy) 09/14/18

Name and Title of Person Signing for Owner, if applicable: